

# APPENDIX G

## *Urban Decay Analysis*





March 2, 2017

Ms. Paula Purcell  
Project Manager  
CANYON SPRINGS MARKETPLACE CORPORATION  
2025 Pioneer Ct  
San Mateo, CA 94403

Subject: Response to Comments Regarding the Canyon Springs Healthcare  
Campus NOP

Dear Paula:

In accordance with CEQA guidelines, a DEIR Notice of Preparation (NOP) and Initial Study was sent to numerous interested parties and public agencies in order to solicit comments and feedback regarding potentially significant environmental impacts that might result from development of a proposed Canyon Springs Health Care Campus (Project) within the Canyon Springs Business Park, located in the City of Riverside. The NOP serves to solicit feedback for a range of physical environmental factors of concern to interested parties and public agencies that might be significantly affected by the Project. In a March 31, 2016 comment letter, the City of Moreno Valley identified its concern regarding the potential risk of "Urban Decay" that might be attributed to development and occupancy of the proposed Project. Among the concerns raised by the City of Moreno Valley was the potential impact on medical healthcare (available to area residents) and economic development land use strategies envisioned for future development within the City of Moreno Valley, most notably the March LifeCare Campus and possibly a health education and research center proposed by Iddo Benzeevi (Highland Fairview) at a site just south of Riverside County Regional Medical Center. More recently, the City of Riverside has also requested additional input regarding Canyon Springs' possible impact on the March LifeCare campus proposed for development.

## Major Findings

Our baseline research report explored the opportunity of expanding the level of healthcare services currently in place within Canyon Springs, with the goal to create a fully integrated health care campus offering a full continuum of care to better serve the health care needs of site area residents. In addition to Canyon Springs' tactical location at the confluence of two major freeways, the property is benefited by its direct freeway visibility and access from Interstate 215, with secondary access available from Highway 60. Salient regional observations generated from our research investigation include the following:

- Of the 58 counties that comprise the State of California, Riverside County recorded the highest percentage population growth between 2000 and 2010

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and the fifth highest percentage population growth between 2010 and 2015, the latter recorded at 5.4 percent, well above the corresponding population growth rates observed for Ventura County (3.0 percent), Los Angeles County (3.2 percent), San Bernardino County (3.4 percent), San Diego County (4.3 percent), Orange County (4.6 percent) and the overall State (3.9 percent). Going forward, the State of California Department of Finance is forecasting a staggering population growth rate of 58.3 percent for Riverside County between 2015 and 2060, together with a 50.8 percent population growth rate forecasted for San Bernardino County, each more than double the corresponding population growth rates forecasted for Orange County (10.0 percent), Los Angeles County (13.2 percent), Ventura County (18.1 percent) and San Diego County (25.5 percent) over this same time frame. The Inland Empire is positioned to be a ground zero location for the development of new healthcare-related facilities to adequately serve this region's rapidly growing population.

- Between 2010 and 2014, the supply of general acute care (GAC) beds throughout Riverside County expanded at a rate of only 50 new GAC beds per year, roughly one-half the rate of expansion observed for the adjoining counties of San Bernardino (99 new GAC beds per year) and San Diego (99 new GAC beds per year) and less than one-third the rate of bed growth witnessed throughout Los Angeles County (183 new GAC beds per year).
- Despite comparatively high rates of population growth, Riverside County remains the most undersupplied county throughout Southern California relative to the supply of general acute care beds per capita, with a current (2015) ratio of only 1.66 GAC beds per 1,000 residents, the lowest of all Southern California counties (and State), as highlighted below:

Service Area	Licensed GAC Beds Per 1,000 Population
Los Angeles County	2.79
San Bernardino County	2.72
Orange County	2.56
Southern California	2.52
California	2.28
San Diego County	2.28
Ventura County	1.91
<b>Riverside County</b>	<b>1.66</b>

Riverside County currently accounts for 10.6 percent of Southern California's population, in conjunction with only 7.8 percent of Southern California's supply of general acute care beds. Applying the Southern California ratio of 2.52 general acute care beds for every 1,000 residents to Riverside County's January 1, 2015 population of 2,308,441 residents suggests that **the County**

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**was undersupplied by approximately 1,985 general acute care hospital beds as of January 1, 2015**, a likely undersupply well above 2,000 beds today based on County population growth over the last two years.

- Of the six general acute care hospitals that closed operations throughout the State of California in recent years together with the four general acute care hospitals that had their license suspended in recent years, none involved hospital facilities located throughout the Inland Empire (Riverside and San Bernardino Counties).
- Between 2010 and 2014, the volume of general acute care census days (a.k.a. patient days) witnessed throughout Riverside County expanded by 5,834 GAC census days or 0.9 percent. In addition to the highest percentage increase, Riverside County represented one of only two regions of Southern California to achieve an increase in GAC census days between 2010 and 2014, a period in which GAC census days throughout Southern California and the State declined by approximately 5.0 percent.

The Consultants concurrently investigated hospital supply and demand conditions in the site area, in this case, all general acute care hospitals located within a 25-mile radius of the subject hospital location, identifying 19 hospitals within a Primary Trade Area (all Riverside-County-based hospitals within the 25-mile radius along with the five most proximate San Bernardino County-based hospitals) together with an additional 11 hospitals within a Secondary Trade Area (the balance of San Bernardino County-based hospital facilities within the 25-mile radius surrounding the subject site location). Salient observations generated from this site area hospital investigation includes the following:

- Of the 30 general acute care hospitals observed within a 25-mile radius surrounding the subject property, none are located within five-miles of the subject property, establishing a potentially “at-risk” zone for site area residents requiring emergency medical services, as shown on the map in Exhibit A with details provided in Exhibit B. The absence of emergency medical services within five-plus miles of Canyon Springs is particularly concerning in light of the above-average population density identified within the five-mile trade area – 3,187 residents per square mile – well above the population densities of surrounding trade areas.
- Of the 30 hospitals located within 25 miles of Canyon Springs, the closest hospital(s) offering access to an accredited Neurology Stroke Receiving Center is Riverside County Regional Medical Center located 5.4 miles from the Canyon Springs area, expanding to 6.1 miles for the closest certified Segment Elevation Myocardial Infraction Center for heart attack patients – Riverside Community Hospital. Riverside County Regional Medical Center is one of only two area-wide hospitals equipped for pediatric trauma patients.
- Applying the most conservative Riverside County hospital bed coefficient of 1.66 general acute care beds for every 1,000 site area residents to the current (2016) five-mile site area population of 250,205 residents indicates

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immediate demand support for at least 415 general acute care hospital beds to be developed within Canyon Springs, expanding to as high as 631 general acute care hospital beds at Canyon Springs utilizing a broader Southern California GAC beds per capita ratio. Population forecasts for the five mile trade area surrounding the subject site location target an estimated 260,958 site area residents by 2021, suggesting GAC bed capacity more closely approaching 433 beds over the near term.

- The complete absence of hospital-based emergency medical services within a five-mile radius surrounding Canyon Springs is likely contributing to the above-average volumes of emergency room visits registered at each of the two closest site area hospitals – Riverside County Regional Medical Center (87,554 emergency room visits recorded during 2014, the fourth highest volume of the 21 regional hospitals offering on-site emergency rooms) and Riverside Community Hospital (93,963 emergency room visits during 2014, the second highest reported volume of the 21 regional hospitals). The above-average volume of emergency room visits encountered at Riverside County Regional Medical Center in 2014 translated to an average of 2,189 emergency room visits per EMS station offered at the hospital, a patient volume more than 35.0 percent above the average for all Primary Trade Area hospitals offering on-site emergency room services. This capacity challenge likely contributed to 4.1 percent of emergency room visitors at Riverside Regional Medical Center departing the emergency room before being treated, well above the 2.8 percent average walk-out rate identified for hospitals within the Primary Trade Area. While Riverside County Regional Medical Center has dramatically improved its walk-out rate from the 8.9 percent experienced during 2013 (the highest walk-out rate of any of the 21 hospitals recorded over the last five years – 2009 through 2014), the hospital still appears challenged in its ability to sufficiently expedite the volume of emergency room visits that it receives, lending support for either an increase in its number of EMS stations or assistance in the form of a new general acute care hospital offering on-site emergency room services developed in the site area.
- Despite the opening of two new hospital facilities during 2011 – Loma Linda University Medical Center in Murrieta and Kaiser's new hospital in Ontario – the two hospitals most proximate to Canyon Springs collectively expanded their representation of total patient day volume across the Primary Trade Area from 27.9 percent in 2013 to 29.7 percent in 2014, well above their corresponding representation of total licensed GAC beds throughout the Primary Trade Area during 2013 and 2014 – 22.5 percent and 23.2 percent, respectively, implying above-average hospital performance in the immediate site area.
- The most recent average daily census statistics available through the Office of Statewide Health Planning and Development indicate that the two hospitals most proximate to Canyon Springs are achieving average daily census volumes in the upper-200 to low-300 admitted patients per day range (excluding newborns and outpatient procedures), ranking them amongst the

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four highest average daily census levels observed during 2014 of the 30 general acute care hospitals operating within a 25-mile radius of Canyon Springs.

- Excluding post-acute/long term care and treatment facilities that traditionally maintain high bed utilization rates based on the long term stay of most patients, Riverside Community Hospital has maintained the second highest bed utilization rates (total beds and GAC beds) of the 24 more traditional hospital facilities for 2013 and 2014, while Riverside County Regional Medical Center has achieved the fourth highest bed utilization rates (total beds and GAC beds) for 2013 and 2014 (ranked fifth for GAC bed utilization in 2014). Bed utilization rates are the most common index of hospital performance and further indication of the relative strength of the two hospitals within closest proximity to Canyon Springs.
- Outpatient visits for the two hospitals most proximate to Canyon Springs have expanded at an annual rate of 2.1 percent (Riverside County Regional Medical Center) to 2.5 percent (Riverside Community Hospital) between 2009 and 2014, more than double the rate observed for hospital facilities throughout the Primary and Secondary Trade Areas – 1.3 percent per year and 0.9 percent per year, respectively. The 265,383 outpatient visits recorded by Riverside County Regional Medical Center during 2014 ranked third best of the 21 hospital facilities for which outpatient data is recorded.

The above facts and figures consistently identify above-average patient volumes and bed utilization rates for each of the two hospitals with closest proximity to Canyon Springs, suggesting four possible scenarios – a site area population burdened by above-average hospital requirements; two hospitals that offer specialized emergency services; two highly-rated hospitals able to attract an above-average volume of non-emergency hospital services; or, a site area under-served with hospital and emergency room services. The first scenario has some merit based on the above-average population density within the five mile trade area surrounding Canyon Springs and the above-average affluence of site area households (latter supports greater likelihood of elective procedures – plastic surgery, etc.). The second scenario applies to Riverside Community Hospital based on its accredited stroke and heart attack treatment capabilities and, to a lesser extent, Riverside County Regional Medical Center with its certified primary stroke center and its capacity to treat pediatric trauma patients. The third scenario applies to neither hospital as each is considered challenged by comparatively low patient satisfaction rankings in 2015, below national averages for each of the 11 survey categories investigated, with Riverside County Regional Medical Center receiving the lowest satisfaction rating of the 15 Primary Trade Area Hospitals audited for three of the 11 categories (nurse communication, pain control and cleanliness of rooms/bathrooms) while Riverside Community Hospital was lowest ranked (of the 15 Primary Trade Area Hospitals) relative to a quiet room environment at night. The fourth scenario – the undersupply of hospital beds and emergency room services in the site area – is unquestionably the single most contributing factor to the above-average patient volume experienced at each of the two hospitals within closest proximity to Canyon Springs.



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## **Hospital Bed Surplus Capacity**

The development of a 200 bed general acute care hospital at Canyon Springs to serve as the anchor of a planned 50-acre health and wellness community represents less than one-half of available hospital capacity identified for the site area – an immediate capacity for at least 415 general acute care hospital beds, suggesting ample opportunity for near-term development of a 200-plus bed general acute care hospital at March LifeCare Campus or even the possible expansion of surrounding area hospitals or planned development sites located outside the five mile trade area boundaries utilized for these calculations. Any form of emergency services offered at the hospital proposed for Canyon Springs can not only improve the survival rate for site area residents in need of critical care emergency services, but also help to alleviate current challenges faced at existing emergency rooms in the immediate site area, particularly operations at Riverside County Regional Medical Center.

## **Background Information on Competing Opportunities**

While the above comparisons statistically identify ample capacity in the site area to support the expansion of existing hospital facilities or the construction of one or more new hospital facilities, the Consultants considered it appropriate to provide background information regarding each of the possible new or expanding hospital opportunities potentially available in the more immediate site area, details of which are provided below.

### ***March LifeCare Campus***

The March LifeCare Campus represents 236 acres of the former 6,700 acre March Air Force Base located in unincorporated Riverside County between the cities of Moreno Valley and Perris. The Air Force Base was previously home to a five story hospital facility that served the health care needs of an estimated 70,000 service population, including both active and retired military personnel and civilian base workers between 1965 and 1996. The base hospital ultimately became a victim of the Base Realignment and Closure Commission's recommendations put forth in 1993. While several agencies (Riverside County Coroner's Office, the Department of Veterans Affairs, etc.) were interested in taking occupancy of the abandoned facility, the required retrofitting costs proved too costly and the facility was ultimately demolished in March 2011. The idea to construct a new health care campus at this location was initially forwarded in late 2004 as part of the original disposition and development agreement between March Healthcare Development, LLC (headed by Donald Ecker) and March Joint Powers Redevelopment Agency that was ultimately signed in April 2010, in conjunction with project approvals and entitlements from the March JPA. This initial development agreement addressed 160 acres of land located at the southwest corner of Cactus Avenue and Heacock Street and included a performance agreement that would have the developer remediate ground contaminants and contaminants within existing buildings, demolish approximately 40 buildings in place (initial demolition activity commenced during July 2010), design and construct a new backbone infrastructure, and achieve new vertical construction mandates of 1,340,000 square feet by April 2016, a minimum of 2,471,000 square feet by April 2021, and a minimum of 3,547,000 square feet of new



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vertical construction to be completed no later than April 2025. Included in this developer obligation was a Phase I development requirement involving a medical office facility of at least 120,000 square feet. Phase I development was initially targeted to commence during Fourth Quarter 2010 with treatment of patients as early as late 2011. Subsequent press releases identified a state-of-the-art integrated healthcare campus of approximately 6.0 million square feet of building space, including a hospital (entitled for up to 550 beds, including three towers of up to eight stories and approximately 183 beds per tower), various medical office buildings, an ambulatory surgery center, research and treatment facilities, a women's disease center, an infectious-diseases center, a continuing care retirement community (CCRC) with senior fitness center and veterans' facility and, a commercial village with shops, restaurants and possible lodging facilities.

Despite March Healthcare Development's recognition of a market underserved relative to hospital beds (an identified 1,000 bed deficit across their unspecified service area), emergency services and surgical services (an estimated 40 to 50 percent outmigration for inpatient hospital services), coupled with projections of strong population growth, they were unable to secure a general acute care hospital operator for their property after extensive discussions with Catholic Healthcare West (an owner/operator of hospitals in the Southwest), Riverside Medical Clinic and presumably others.

While still desirous of attracting a general acute care hospital to their 236 acre medical campus, March Healthcare Development, LLC is currently focusing their energies on a single-story, 150 bed psychiatric hospital (to serve those requiring treatment for alcohol or other substance abuse, depression, post-traumatic stress disorders, etc.) together with a 70 bed rehabilitation hospital (to focus on brain injuries, concussions, Parkinson's disease and any other post-acute medical and rehabilitation requirements of military veterans, first responders, athletes, and the public at large). Signature Behavioral Health purchased a seven acre development site in May 2015 for \$4.6 million (approximately \$15 per square foot) for development of the psychiatric hospital, followed by Cobalt Medical Development's purchase of a four acre development site within March for their rehabilitation hospital.

### ***Riverside County Regional Medical Center***

Riverside County Regional Medical Center initially paved the wave for an expansion of their operations back in 2004 when they relocated a number of non-patient based operations into new "Annex" buildings that were completed proximate to the hospital facility. Subsequent challenges faced by this financially beleaguered medical center ultimately required \$200 million in government subsidies coupled with the County Board of Supervisors providing the hospital a \$40 million dollar loan/line of credit while also covering a \$26 million contract with a private consulting firm to help reduce operating costs, improve revenues and develop a strategy for improved financial success. The new CEO that has been in place since October 2014 has taken major steps to reposition this County-run hospital from a facility predominantly focused on the County's indigent and jail populations to a facility hopefully able to attract private insurers and a broader base of patients. Already part of this repositioning strategy has been a rebranding effort that includes a renaming of the hospital to Riverside University Health System Medical Center (RUHSMC), an expansion of their women's health services (via a contract signed

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with UCR Health, the clinical arm of the University of Riverside School of Medicine, that became effective July 15, 2014), and the County Board of Supervisors approval of a four year contract valued up to \$975,000 with an Orange County-based advertising firm to help market the hospital and maintain its website operations.

Newly identified expansion plans for the hospital involve 32 acres of land immediately west of the existing hospital facility. Initial phases of development involve a new behavioral health facility (\$42.9 million), three medical office buildings (combined value of \$77.1 million), retail and hotel facilities (\$33.4 million) and a skilled nursing facility (\$36.9 million). Subsequent phases of development target up to three additional medical office buildings, a wellness park/center (\$17.1 million), a new hospital tower (\$21.4 million), a new women's center (\$17.1 million), a cancer center (\$17.1 million) and a proposed children's assessment center (\$6.4 million). The proposed new hospital tower is only expected to add an estimated 22 beds with a possibility that these beds will be absorbed by the currently undersized prisoner's detention unit.

### ***Highland Fairview Wellness Campus***

Iddo Benzeevi, the president and CEO of Highland Fairview, a prominent Moreno Valley-based development firm, announced his intent to develop a 200 acre wellness campus in February 2011 with the first public presentation of his conceptual development plan in August of 2011. The 200 acre property is part of his 700 acre land purchase from the UCR Research Station in 2004 for his planned Aquabella residential project. The crash of the housing market starting in 2008 coupled with prohibitively high improvement/infrastructure costs effectively terminated the Aquabella project in 2011. The proposed wellness campus plans to integrate medical research and education in a resort style environment complete with hotel rooms, spas, shops and restaurants, etc. built around a man-made lake. An initial Phase I development involving 18 acres of the 200 acre development site tentatively identified a three-story 89,400 square foot medical office building, a 20,000 square foot mental health facility, a 60,000 square foot assisted living facility, and a 48,000 square foot skilled nursing facility. No development plans have formally been submitted to the City of Moreno Valley. While Mr. Benzeevi has not specifically identified a hospital as part of his 200 acre wellness campus, he would most likely consider a sale or ground lease to a hospital operator should someone consider his location worth pursuing.

### ***Riverside Community Hospital***

Hospital Corporation of America is nearing completion on a \$400-plus million dollar expansion/seismic retrofit/cosmetic upgrade project for Riverside Community Hospital near Downtown Riverside, a project that includes a new seven story, 260,000 square foot tower that will initially house 135 new private patient rooms (100 medical and surgical, 35 intensive care), a new three story medical office building, a new five level parking structure (1,061 spaces) and the seismic retrofit and cosmetic upgrades of on-site hospital facilities constructed in 1925, 1965 and 1988. The new hospital tower is scheduled for completion in April, 2017, helping to "meet the needs of today as well as those of tomorrow, to ensure a higher level of care and service to the community." The new hospital tower will also provide four additional operating rooms, a new hospital

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laboratory, and an expansion to the hospital's endoscopy facilities. Upon completion, the hospital will offer a total of 508 licensed hospital beds.

## Opportunity Assessment

The most important thing to note is that even if all of the proposed hospital beds and ancillary medical facilities were developed, they would not adequately meet the previously noted demand for 2,000 beds in Riverside County. Hospital operators will ultimately determine which of the discussed locations will best allow them to serve the marketplace. Even within a smaller trade area, the March study indicated a demand for 1,000 beds which require more than one of the developments to occur.

At the end of the day, hospital operators cognizant of the tremendous undersupply of hospital beds in the site area will determine for themselves which development site(s) are worth pursuing. Selection criteria most likely included as part of their initial screening process include the following: proximity to freeway (crucial for critical care patients); freeway visibility (for increased identification, recognition and branding opportunities); population density; affluence of site area population; and existing general acute care hospital supply in place in the area surrounding each development/expansion site. A synopsis of these selection criteria applied to each of the three hospital development sites and two existing hospital facilities is as follows:

**Future/Expanding Hospital Comparisons**

Facility	Distance To		Freeway Visibility	2016 Pop. Within 0-5 Miles	2016 Median HH Income 0-5 Miles	% HHlds w/Income \$100,000+	# GAC Hospitals 0-5 Miles	# GAC Hosp Beds 0-5 Miles
	Canyon Springs	Nearest Freeway						
Canyon Springs (Subject)	-	0.1 Miles	Yes	250,205	\$57,153	25.7%	0	0
March LifeCare	2.6 Miles	2.0 Miles	No	239,640	\$58,966	24.8%	2	463
RCRMC & Iddo Benzeevi	5.8 Miles	2.4 Miles	No	189,998	\$55,467	20.5%	2	463
Riverside Community Hosp.	6.1 Miles	0.5 Miles	No	251,266	\$52,095	21.4%	2	566

Source: Alfred Gobar Associates; ESRI; CA Health & Human Services Agency (CHHS)

As indicated, only one of the four competing alternatives for new general acute care hospital beds involves a facility within the five mile trade area surrounding Canyon Springs – the March LifeCare campus located 2.6 miles southeast of the subject property. The three remaining sites/hospital facilities are located beyond our five mile trade area, with only minimal dependence on our five mile patient base.

From a freeway proximity perspective, Canyon Springs represents the most desirable alternative, offering a one block separation between Interstate 215 and the hospital site location. The Canyon Springs site is additionally benefited by its nearby access to the 60 Freeway. Alternatively, March LifeCare, Riverside County Regional Medical Center and Iddo Benzeevi's properties are negatively impacted by their isolation from area freeways.

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Canyon Springs represents the only hospital location offering freeway visibility/exposure, most likely from both Interstate 215 and the 60 Freeway, depending on number of stories. None of the other four alternative locations provide any type of freeway visibility/exposure.

The five mile trade areas surrounding both Riverside Community Hospital and our Canyon Springs site each offer the benefit of patient bases in excess of 250,000 people based on 2016 population statistics. Alternatively, Riverside County Regional Medical Center and Iddo Benzeevi's development site are negatively impacted by low population densities - densities roughly 24.0 percent below those in place surrounding Riverside Community Hospital and our Canyon Springs property.

From an affluence perspective, both Canyon Springs and March LifeCare are benefited from more affluent patient bases – March with the highest median household income and Canyon Springs with the highest representation of households earning at least \$100,000 per year. In contrast, the patient bases surrounding Riverside Community Hospital, Riverside County Regional Medical Center and Iddo Benzeevi's property are all challenged by lower levels of affluence, suggesting a possible lower representation of elective procedures for these patient bases.

Despite the highest level of current trade area competition, the owners of Riverside Community Hospital launched their \$400-plus million expansion/improvement project in 2013, a capital improvement program that will initially add 135 much needed hospital beds to help better serve the needs and requirements of their respective patient base. On a relative basis, the Canyon Springs site is the only alternative with no existing general acute care hospital beds in place within a five mile trade area surrounding it. All competing sites/facilities will be competing with at least 463 general acute care hospital beds already in place within each of their respective five mile trade areas.

The combination of factors identified above not only identify Canyon Springs as the strongest location to successfully develop a new general acute care hospital, but also the area considered most "at risk" and "most underserved" as it relates to the healthcare requirements of both Riverside and Moreno Valley residents.

## Conclusion

There is significant demand for new hospital beds within the Project site area that well exceeds the number of hospital beds that are proposed for the Project. The Project's development will help to alleviate a current undersupply that appears to be negatively impacting the delivery of healthcare services within the surrounding area. The development of the project has no realistic potential to bring about economic and social change that will lead to the type of Urban Decay commonly associated with Big Box retail development described in *Bakersfield Citizens for Local Control v. City of Bakersfield*. Competitive market dynamics will ultimately determine how area hospitals effectively compete to serve the current undersupply of hospital beds in the Project site area and the development site location(s) considered best suited to capitalize on the supply imbalance.

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Very truly yours,

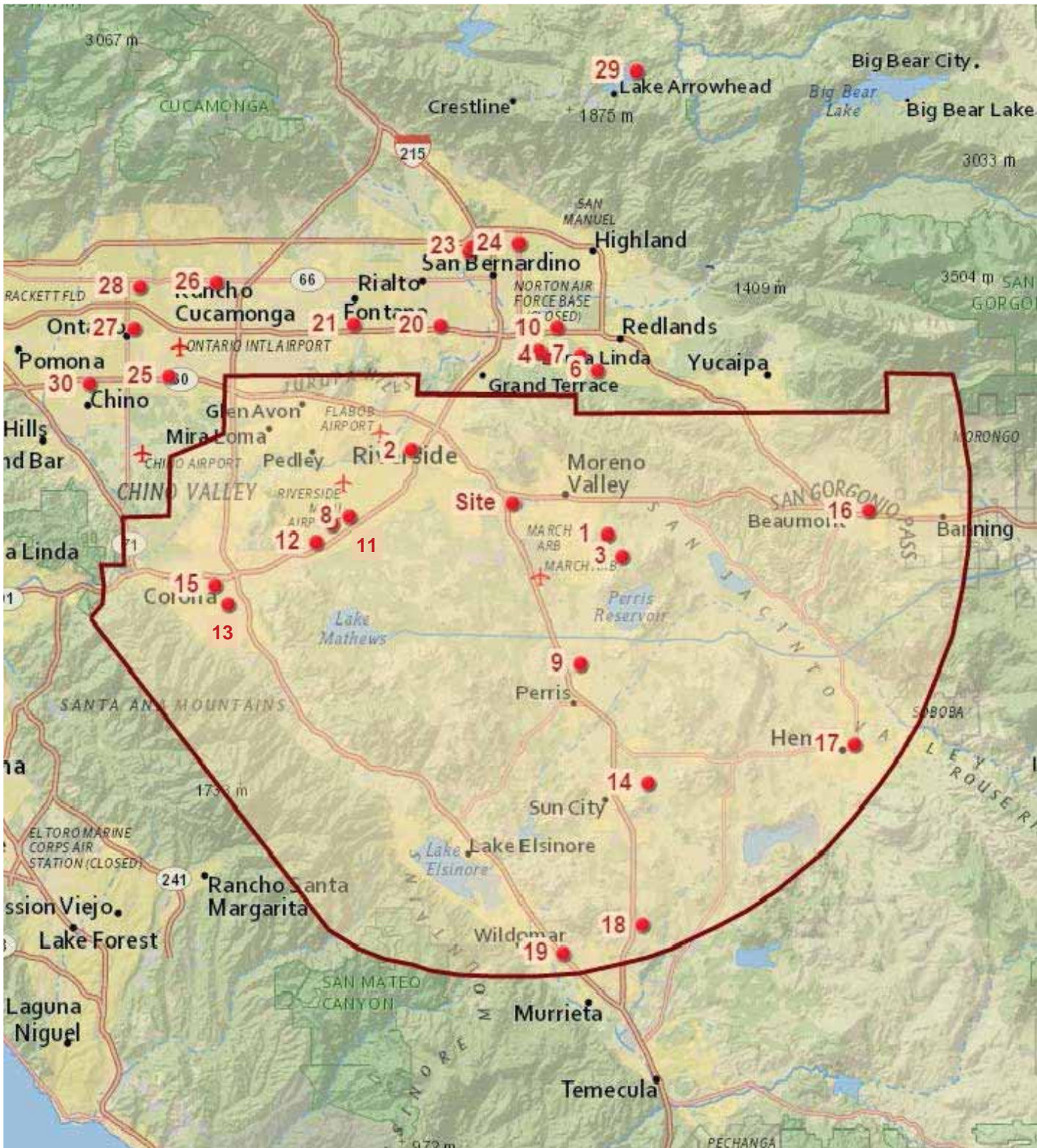
ALFRED GOBAR ASSOCIATES

A handwritten signature in blue ink, reading "James Wolf". The signature is written in a cursive style with a long, sweeping underline.

James W. Wolf, CRE®  
Principal



**Exhibit A**  
**Existing Trade Area Hospitals**  
**Within Vicinity of Canyon Springs Healthcare Campus**



Source: CHHS Licensed Hospital Facilities June 30, 2015; ESRI ArcGISOnline.com; Alfred Gobar Associates

## Exhibit B

### Site Area General Acute Care (GAC) Hospitals

Fac Ref	Hospital Facility Name	Street	City	County	Parent Company	License Type	Distance From Site (Miles)	License Date	Total Licensed Beds
<b>PRIMARY TRADE AREA - Within Custom 25 Miles</b>									
1	Riverside County Regional Medical Center	26520 Cactus Ave	Moreno Valley	Riverside	County of Riverside	General Acute Care Hosp	5.4	Apr-98	362
2	Riverside Community Hospital	4445 Magnolia Ave	Riverside	Riverside	HCA Healthcare Corp.	General Acute Care Hosp	6.1	Jan-46	373
3	Kaiser Foundation Hospital - Moreno Valley	27300 Iris Ave	Moreno Valley	Riverside	Kaiser Foundation Hospitals	General Acute Care Hosp	6.6	Oct-90	101
4	Loma Linda Univ. Med. Center East Campus	25333 Barton Rd	Loma Linda	San Bernardino	Loma Linda Univ. Adventist Health Sci. Cntr.	General Acute Care Hosp	8.0	Sep-72	134
5	Loma Linda University Medical Center	11234 Anderson St	Loma Linda	San Bernardino	Loma Linda Univ. Adventist Health Sci. Cntr.	General Acute Care Hosp	8.1	Jan-46	533
6	Redlands Community Hospital	350 Terracina Blvd	Redlands	San Bernardino	Redlands Community Hospital	General Acute Care Hosp	8.4	Jan-46	229
7	Loma Linda University Heart And Surgical Hosp.	26780 Barton Rd	Redlands	San Bernardino	Loma Linda Univ. Adventist Health Sci. Cntr.	General Acute Care Hosp	8.6	Jan-09	28
8	Parkview Community Hospital Medical Center	3865 Jackson St	Riverside	Riverside	Parkview Community Hospital Medical Cntr.	General Acute Care Hosp	8.9	Oct-58	193
9	Kindred Hospital - Riverside	2224 Medical Center Dr	Perris	Riverside	Vista Health Care	General Acute Care Hosp	9.2	May-07	40
10	Totally Kids Rehabilitation Hospital	1720 Mountain View Ave	Loma Linda	San Bernardino	TBD	General Acute Care Hosp	9.6	Jun-14	81
11	Riverside County Regional Medical Center	9990 County Farm Rd	Riverside	Riverside	TBD	General Acute Care Hosp	9.9	Jun-90	77
12	Kaiser Foundation Hospital - Riverside	10800 Magnolia Ave	Riverside	Riverside	Kaiser Foundation Hospitals	General Acute Care Hosp	10.9	Sep-89	226
13	Corona Regional Medical Center-Magnolia	730 Magnolia Ave	Corona	Riverside	Universal Health Services	General Acute Care Hosp	16.4	Jan-65	78
14	Menifee Valley Medical Center	28400 Mccall Blvd	Sun City	Riverside	Physicians For Healthy Hospitals	General Acute Care Hosp	16.5	Jun-89	84
15	Corona Regional Medical Center-Main	800 South Main St	Corona	Riverside	Universal Health Services	General Acute Care Hosp	16.7	Mar-65	160
16	San Geronio Memorial Hospital	600 Highland Springs Ave	Banning	Riverside	TBD	General Acute Care Hosp	19.4	Mar-51	71
17	Hemet Valley Medical Center	1117 East Devonshire	Hemet	Riverside	Physicians For Healthy Hospitals	General Acute Care Hosp	22.6	Jan-46	327
18	Loma Linda University Medical Center-Murrieta	28062 Baxter Rd	Murrieta	Riverside	TBD	General Acute Care Hosp	23.4	Apr-11	106
19	Southwest Healthcare System-Wildomar	36485 Inland Valley	Wildomar	Riverside	Universal Health Services, Inc.	General Acute Care Hosp	23.9	Jan-87	132
<b>SECONDARY TRADE AREA - Balance 25 Miles</b>									
20	Arrowhead Regional Medical Center	400 N. Pepper Ave	Colton	San Bernardino	County Of San Bernardino	General Acute Care Hosp	10.2	Mar-99	456
21	Kaiser Foundation Hospital - Fontana	9961 Sierra Ave	Fontana	San Bernardino	Kaiser Foundation Hospitals, Inc.	General Acute Care Hosp	12.8	Sep-54	450
22	Ballard Rehabilitation Hospital	1760 West 16Th St	San Bernardino	San Bernardino	Vibra Healthcare, Llc	General Acute Care Hosp	13.5	Jul-93	60
23	Community Hospital Of San Bernardino	1805 Medical Center Dr	San Bernardino	San Bernardino	Catholic Healthcare West	General Acute Care Hosp	13.7	Apr-58	347
24	St. Bernardine Medical Center	2101 North Waterman Ave	San Bernardino	San Bernardino	Catholic Healthcare West	General Acute Care Hosp	13.7	Jan-46	342
25	Kaiser Foundation Hospital - Ontario	2295 S. Vineyard Ave	Ontario	San Bernardino	Kaiser Foundation Hospitals	General Acute Care Hosp	19.9	Oct-11	176
26	Kindred Hospital - Rancho	10841 White Oak Ave	Rancho Cucamonga	San Bernardino	Kindred Healthcare, Inc.	General Acute Care Hosp	19.9	Dec-05	55
27	Kindred Hospital - Ontario	550 North Monterey Ave	Ontario	San Bernardino	Kindred Healthcare, Inc.	General Acute Care Hosp	22.5	May-51	91
28	San Antonio Community Hospital	999 San Bernardino Rd	Upland	San Bernardino	San Antonio Community Hospital	General Acute Care Hosp	23.2	Jan-46	271
29	Mountains Community Hospital	29101 Hospital Rd	Lake Arrowhead	San Bernardino	TBD	General Acute Care Hosp	23.8	Oct-51	37
30	Chino Valley Medical Center	5451 Walnut Ave	Chino	San Bernardino	Prime Healthcare Services, Inc.	General Acute Care Hosp	23.9	Oct-72	126

Source: California Health and Human Services Agency (CHHS); Alfred Gobar Associates



